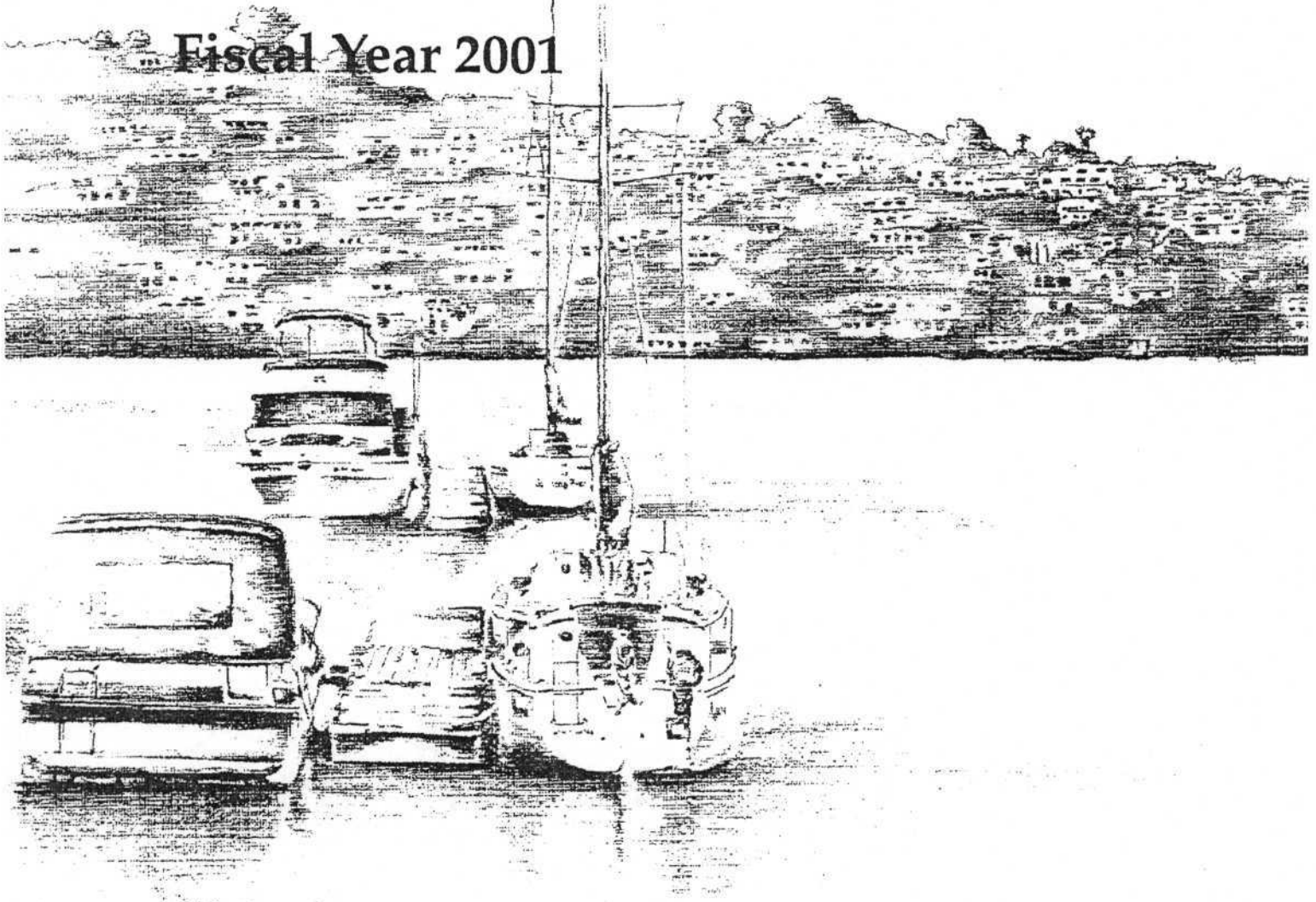


# Peninsula

## Public Facilities Financing Plan

Fiscal Year 2001



THE CITY OF SAN DIEGO

December 2000  
Planning Department / Long Range Planning

(R-2001-501)

RESOLUTION NUMBER R- 294540

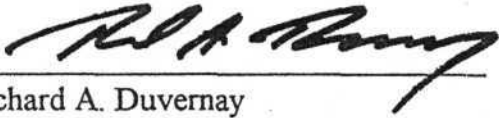
ADOPTED ON FEB 12 2001

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE PENINSULA PUBLIC FACILITIES  
FINANCING PLAN.

BE IT RESOLVED, by the Council of The City of San Diego, that it approves the  
document titled "Peninsula Public Facilities Financing Plan, Fiscal Year 2001," dated  
December 2000, a copy of which is on file in the office of the City Clerk as Document  
No. RR- 294540.

APPROVED: CASEY GWINN, City Attorney

By

  
Richard A. Duvernay  
Deputy City Attorney

RAD:lc  
01/16/01  
Or.Dept:Dev.Svcs.  
R-2001-501  
Form=fbaplanr.frm

RESOLUTION NUMBER R- 294541

ADOPTED ON FEB 12 2001

BE IT RESOLVED, by the Council of the City of San Diego, that it rescinds the existing Peninsula Development Impact Fees [DIF].

BE FURTHER IT RESOLVED, that the DIF fee schedule contained in the Peninsula Public Facilities Financing Plan, Fiscal Year 2001, as adopted and approved on FEB 12 2001, 2001, by Resolution No. R- 294540 [R-2001-501], is declared to be an appropriate and applicable DIF fee schedule for all properties within the Peninsula Community Planning Area.

BE IT FURTHER RESOLVED, that the Docket Supporting Information (including City Manager's Report No. 01-01(e)) and the text contained in the Peninsula Public Facilities Financing Plan are incorporated by reference into this resolution as support and justification for satisfaction of findings required pursuant to California Government Code sections 66001(a) and 66001(b) for imposition of DIFs. Specifically, it is determined and found that this documentation:

1. Identifies the purpose of the DIF;
2. Identifies the use to which the DIF is to be put;
3. Demonstrates how there is a reasonable relationship between the DIF's use and the type of development project on which the DIF is imposed; and

4. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the DIF is imposed.

APPROVED: CASEY GWINN, City Attorney

By



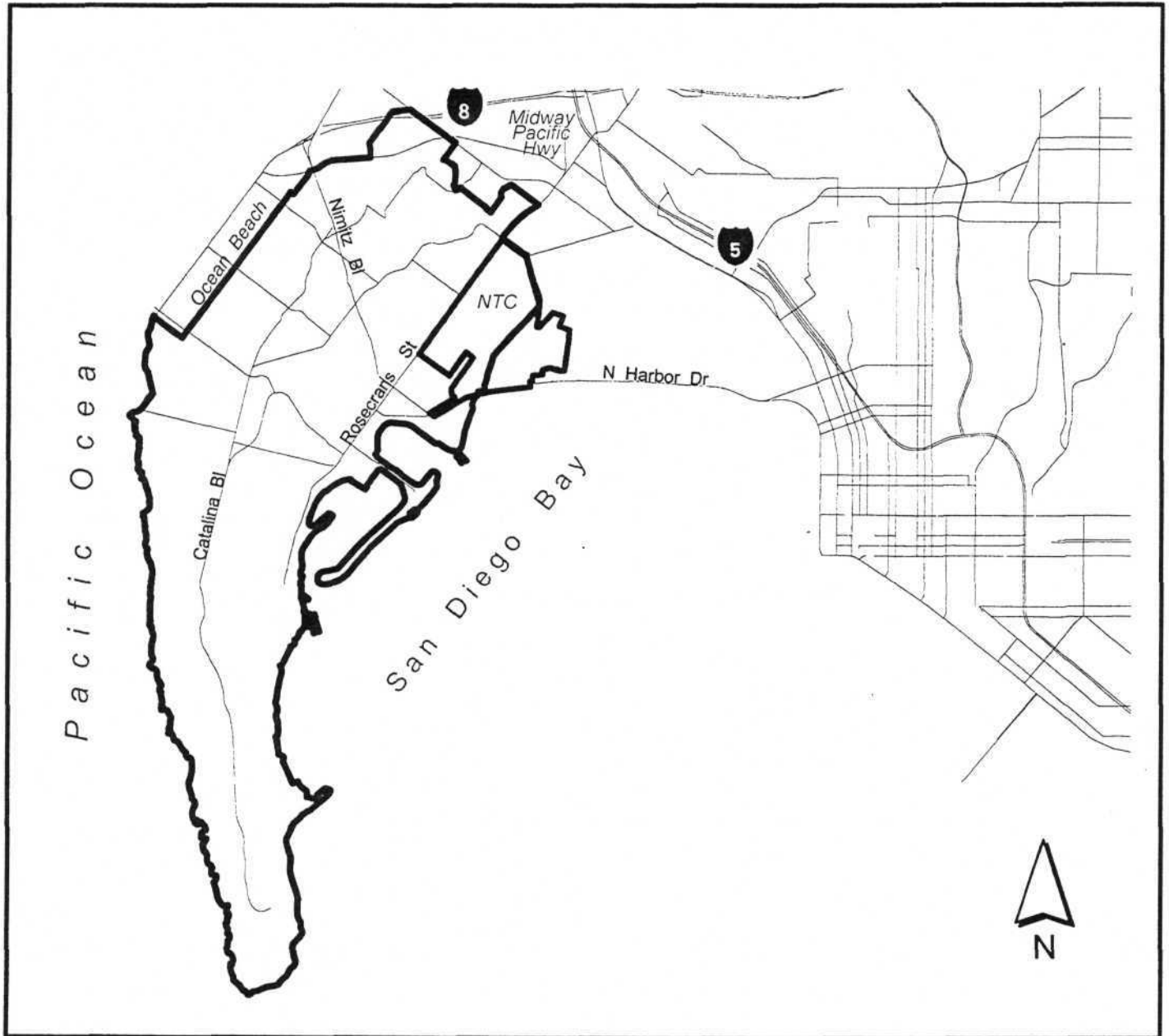
Richard A. Duvernay  
Deputy City Attorney

RAD:lc  
01/16/01  
Or.Dept:Dev.Svcs.  
R-2001-502  
Form=fbafeesr.frm

## **Table of Contents**

<b>Community Boundary Map</b> .....	ii
<b>Peninsula - Summary</b>	
General .....	1
Development Forecast and Analysis .....	1
Periodic Revision .....	1
<b>Peninsula - Existing Public Facilities &amp; Future Needs</b>	
Transportation .....	2
Library .....	2
Park and Recreation .....	2
Fire Protection .....	3
<b>NTC - Summary</b>	
Background .....	4
NTC Reuse Plan .....	4
<b>Peninsula - Public Facilities Financing Plan</b>	
Financing Strategy .....	6
General Assumptions and Conditions .....	9
<b>Peninsula Summary of Facilities Needs</b> .....	10
<b>Figure 1 - Capital Improvements Program</b> .....	11
<b>Table 1 - Peninsula and NTC Facilities Summary</b> .....	12
<b>Development Impact Fee Determination</b>	
Background .....	16
Distribution of Project Costs and Fee Determination .....	16
Transportation .....	16
Libraries .....	17
Park and Recreation .....	17
Fire Facilities .....	17
<b>Development Impact Fee Schedule</b> .....	18
<b>Appendix A - Capital Needs Details</b> .....	19

# ***PENINSULA***



***COMMUNITY BOUNDARY***

## **Peninsula - Summary**

### **General**

The PROGRESS GUIDE AND GENERAL PLAN (General Plan) for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land which is primarily undeveloped.

The Peninsula area is an Urbanized area. This document sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), fire protection, libraries, and park and recreation.

The facilities included in this Financing Plan will be needed over the next approximately twenty years when the ultimate build-out of the community is expected. The Peninsula Community Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees were adopted on August 12, 1987 by Resolution #R-269019. This document provides the basis for a revision of the impact fees for the Peninsula Community.

### **Development Forecast and Analysis**

The Peninsula Community Plan is a comprehensive policy guide for the physical development of the Community. The Peninsula Community is generally bounded by Ocean Beach and the Pacific Ocean on the west and south, the San Diego River Flood Control Channel and the Midway community on the north, and San Diego Bay and Port tidelands on the east.

Currently, the Peninsula Community contains 10,243 single family detached units and 5,957 multiple dwelling units, with a total population of approximately 40,466. It is estimated that combined residential and non-residential development will result in an increase of Average Daily Trips from 197,605 to approximately 214,221 Average Daily Trips at community build-out.

### **Periodic Revision**

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to, Council changes (amendments) to the Community Plan.

## **Existing Public Facilities & Future Needs**

### **Transportation**

Peninsula is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Additional transportation improvements will be necessary to meet the needs of future development.

Transportation improvements in Peninsula are dictated by traffic volumes, level-of-service, and completion of street systems. Improvements will be funded through a combination of Development Impact Fees (DIF) and other funding sources yet to be determined. Please refer to page 6 for listing of possible alternative funding sources. Additional details on Transportation Improvements are provided in Table 1 and Appendix A.

### **Library**

The Peninsula Community is currently served by the 4,894 square foot Point Loma Branch library, which is located on Poinsettia Drive and was built in 1959. As the community reaches capacity, it is anticipated that the building will be replaced by a new 25,000 square foot facility on land adjacent to the current site. The existing building will be razed to provide additional parking.

### **Park and Recreation**

The Peninsula community is currently served by Sunset Cliffs Natural Park, the largest park within the planning area, Point Loma Community Park, Collier Park and Recreation Center, Bill Cleater Community Park, Plumosa Park, Cabrillo Park, Cabrillo School Park and Collier Sunset Park. Additional city parklands are located in the adjacent Ocean Beach Community, including Ocean Beach Park and Ocean Beach Athletic Area.

Park and Recreation needs, which are based on General Plan standards, and are consistent with the community plan, consist of the acquisition and development of one park, a recreation center, 4 neighborhood parks, 6 one-half acre mini-parks, the expansion of existing facilities and the addition of new facilities. The projects are further described in Table 1 and Appendix A.



## **Fire Protection**

There are currently two (2) fire stations located within the Peninsula Community Planning Area: Station 15, located in Ocean Beach on Voltaire Street, serves Peninsula (50%), Ocean Beach (40%), and Midway (10%). Station 22, located in Point Loma on Catalina Boulevard, serves Peninsula (70%) and Ocean Beach (30%). These stations need to be remodeled and refurbished to meet current housing standards.

## **NTC - Summary**

### **Background**

The former 502-acre Naval Training Center (NTC) was closed on April 30, 1997 under the Federal Base Closure and Realignment Act of 1990. Ownership of 71 acres will be retained by the Navy for military housing and support facilities. The remaining 431 acres were transferred to the City of San Diego in 2000, with completion of the transfer expected in 2002. The proposed ownership for NTC is 79% public (395 acres), and 21% private (107 acres).

NTC is bordered on the west by Rosecrans Street (Point Loma neighborhood), on the north by Lytton Avenue (Midway Community), on the southwest by the Fleet Anti-Submarine Warfare Training Center (formerly part of NTC but retained by the Navy), on the northeast by the Marine Corps Recruit Depot, and on the east by the San Diego International Airport, or Lindberg Field.

### **NTC Reuse Plan**

Of the 431 acres the City of San Diego will receive by the end of 2002, 37 acres has been designated for residential use; office/research and development on approximately 22 acres; 495,000 square feet for educational use; multiple uses within the historic district, including 387,000 square feet of commercial use and approximately 300,000 square feet of civic, institutional and arts uses; improvement of a 40-acre park, open space and recreation uses; two hotels; a police and fire training facility; the Metropolitan Wastewater laboratory; and retention of the Sail Ho golf course.

One hundred thirty buildings have been identified as obsolete and will be demolished to accommodate new office/research and development, residential and hotel uses.

A breakdown of the proposed uses of the NTC property are as follows:

- New construction of office/research and development space totaling 380,000 square feet.
- The Educational Area will consist of approximately 435,000 square feet of rehabilitated space within the Historic District.
- Retail space totaling 324,000 square feet, of which 149,000 square feet is expected to be in rehabilitated buildings, is the equivalent to a community-size shopping center.
- Two hotels located near the waterfront will add 1,000 rooms to the San Diego lodging market. The former officers quarters will be rehabilitated to a 30-room bed and breakfast establishment

- Civic arts and culture precinct totaling 301,000 square feet, which will primarily consist of reuse of buildings within the Historic District.
- Three hundred fifty market rate homes consisting of 96 detached single-family housing units and 254 town homes will be built. It is anticipated the single-family detached units will sell for approximately \$300,000; the price for the townhomes will range from \$175,000 for the smaller units to \$250,000 for the larger units.
- A 130,000 square foot building housing the Metropolitan Wastewater Department will be located on the east side of the boat channel between the business hotel and the Regional Public Safety Training Institute.
- The Regional Public Safety Training Institute will be housed in a 351,000 square foot office building physically separated from the main portion of NTC by a boat channel.
- Approximately 46 acres of park and open space will be designated along the waterfront. This space will provide a recreational function for Point Loma residents, a 19,000 square foot child care center, and a major new waterfront park for San Diegans and visitors.

Additional details on NTC transportation projects are provided in Table 1 and Appendix A.